

**ADOPTION OF AN AMENDMENT TO CHAPTER 112  
(ZONING) OF THE 1976 CODE OF THE COUNTY OF FAIRFAX, VIRGINIA**

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium, Lobby Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on Monday, February 23, 2009, the Board after having first given notice of its intention so to do, in the manner prescribed by law, adopted an amendment to Chapter 112 (Zoning) of the 1976 Code of the County of Fairfax, Virginia, said amendment so adopted being in the words and figures following, to-wit:

**BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY,  
VIRGINIA:**

Amend Chapter 112 (Zoning Ordinance), as follows:

**Amend Article 2, General Regulations, Part 5, Qualifying Use, Structure Regulations, Sect. 2-514, Limitations on Mobile and Land Based Telecommunication Facilities, as follows:**

**- Amend Par. 1D to read as follows:**

1. Structure or rooftop mounted antennas, with related unmanned equipment cabinets and/or structures:
  - D. Except for directional or panel antennas completely enclosed within a structure, directional or panel antennas shall not exceed eight and one-half (8 ½ ) feet in height or two (2) feet in width and the antennas and their supporting mounts shall be of a material or color which closely matches and blends with the exterior of the building or structure.

**- Amend Paragraphs 2A (2) and 2A (4) to read as follows:**

2. Antennas mounted on existing or replacement utility distribution and transmission poles (poles) and light/camera standards (standards), with related unmanned equipment cabinets and/or structures, shall be permitted in accordance with the following and may exceed the maximum building height limitations, subject to the following paragraphs:
  - A. Omnidirectional/whip antennas not exceeding eight and one-half (8 ½) feet in height or three (3) inches in diameter and panel antennas not exceeding five (5) feet in height or one (1) foot in width shall be permitted on a pole or standard located in any street right-of-way or any utility easement subject to the following and Paragraphs 2D through 2I below:
    - (2) Antennas shall be flush mounted so that the antenna with supporting mount does not extend more than eight and one-half (8 ½) feet above the pole or standard or one (1) foot from the pole or standard.
    - (4) The height of a replacement pole or standard, including antennas, shall not exceed sixty-four (64) feet in height. The diameter of a replacement pole or standard shall not exceed eighteen (18) inches.

**- Add a new Par. 5 to read as follows and renumber the subsequent paragraphs accordingly.**

5. Mobile and land based telecommunication hub sites:
  - A. Shall be permitted:
    - (1) In all C districts, I-1, 1-2, I-3, I-4, I-5 and I-6 Districts, and in the commercial areas of PDH, PDC, PRC and PRM Districts.
    - (2) In any zoning district on lots containing: Group 3 special permit uses, except

home child care facilities and group housekeeping units, Group 4, 5 or 6 special permit uses, Category 1, 2, 3 or 4 special exception uses, or Category 5 special exception uses, except for bed and breakfasts.

(3) In any zoning district on property owned or controlled by a public use or Fairfax County governmental unit.

- B. The hub site shall not exceed 12 feet in height or 750 square feet of gross floor area.
- C. The maximum permitted floor area ratio for the zoning district shall not be exceeded.
- D. The hub site shall meet the minimum yard requirements of the district in which it is located, except that hub sites located in a utility transmission easement or street right-of-way shall be located a minimum of twenty (20) feet from the utility transmission easement or street right-of-way.
- E. Notwithstanding the fence/wall height limitations of Sect. 10-104, hub sites shall be screened by a solid fence, wall or berm eight (8) feet in height, an evergreen hedge with an ultimate height of at least eight (8) feet and a planted height of at least forty-eight (48) inches, or an eight (8) foot tall fence, wall, berm and or landscaping combination, except that hub sites located outside of a utility transmission easement shall be subject to the transitional requirements of Article 13 for a light public utility use. If a hub site is added to an existing fenced or screened enclosure that contains telecommunication equipment structures, the screening requirement for the hub site may be satisfied with the existing screening, provided that the screening meets the requirements listed above.
- F. A mobile and land based telecommunication facility hub site that is located within an existing principal or accessory structure shall not be subject to the Paragraphs 5B through 5E above.

- **Amend renumbered Par. 7 to read as follows:**

- 7. For the purposes of this section, the height of related equipment cabinets or structures and utility distribution and transmission poles (poles) and light/camera standards (standards) shall be measured as follows:
  - A. Ground-mounted equipment structure height shall be the vertical distance between the lowest point of finished ground level adjacent to the structure and the highest point of the roof for flat roofs; to the deck line of mansard roofs; and to the average height between the eaves and the ridge for gable, hip and gambrel roofs.
  - B. Rooftop-mounted equipment structure height shall be measured from the rooftop on which the structure is mounted to the highest point of the equipment cabinet or structure.

- C. Replacement poles and standards shall be measured as the vertical distance between the lowest point of finished ground level adjacent to the structure and the highest point of the structure, including antennas.

**Amend Article 20, Ordinance Structure, Interpretations and Definitions, Part 3, Definitions by amending the Mobile and Land Based Telecommunication Facility Definition and adding a new Mobile and Land Based Telecommunication Hub Site definition in its correct alphabetical order to read as follows:**

MOBILE AND LAND BASED TELECOMMUNICATION FACILITY: Omnidirectional and directional antennas such as whip antennas, panel antennas, cylinder antennas, microwave dishes, and receive-only satellite dishes and related equipment for wireless transmission with low wattage transmitters not to exceed 500 watts, from a sender to one or more receivers, such as for mobile cellular telephones and mobile radio system facilities. For the purposes of this Ordinance, a mobile and land based telecommunication facility shall include a MOBILE AND LAND BASED TELECOMMUNICATION HUB SITE.

MOBILE AND LAND BASED TELECOMMUNICATION HUB SITE: An equipment cabinet or structure that serves a mobile and land based telecommunication system when there are no antennas located on the same lot as the equipment cabinet or structure.

**This amendment shall become effective on February 24, 2009 at 12:01 a.m.**

**GIVEN under my hand this February 23, 2009**

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**NANCY VEHR**  
**Clerk to the Board of Supervisors**